



## 15 Francis Street

Lincoln, LN1 3EJ

**£1,250 pcm**

**FULLY FURNISHED - THREE ENSUITE BEDROOMS!** This is a fantastic, modern three storey Terraced House situated in the sought after Uphill area of Lincoln, just a short walk to Lincoln Cathedral and the City Centre. The property is available now and briefly comprises; Entrance Hall, Lounge & Kitchen Diner to the Ground Floor, Two En-suite Bedrooms to the First Floor and an additional En-suite Bedroom to the Second floor. Also benefitting an enclosed rear Garden.



### LOCATION

The historic Cathedral and University City of Lincoln has the usual High Street shops and department stores, plus banking and allied facilities, multiplex cinema, Marina and Art Gallery. The famous Steep Hill leads to the Uphill area of Lincoln and the Bailgate, with its quaint boutiques and bistros, the Castle, Cathedral and renowned Bishop Grosseteste University.

### ACCOMMODATION

The accommodation briefly comprises; Entrance Hall, Lounge with sofa and armchairs, downstairs WC, modern Kitchen Diner with integral appliances and dining table and French doors to the Garden. To the first floor are two fully furnished double Bedrooms, both with En-suite Bathrooms and an additional furnished Bedroom with En-suite to the second floor.

### OUTSIDE

The property benefits an enclosed rear Garden and on street Parking.

### RENT AND DEPOSIT

The asking Rent for the property is £1250 per calendar month and the Tenancy Deposit is £1440 (equal to 5 weeks' rent).

### ADDITIONAL FEES

There are no application fees payable. You will be required to pay a Holding Deposit equal to one weeks rent to secure the property. More information on charges to Tenants can be found on our website - <https://mundys.net/additional-fees/>

### ASSURED PERIODIC TENANCY

The property will be let on an assured periodic tenancy (rolling monthly). The landlord is seeking a tenant for longer-term occupation.

### VIEWINGS

By prior appointment through Mundys.

### THE RENTERS RIGHTS ACT 2025

New legislation was implemented in May 2026 and affects existing and new tenancies. More information on the changes is available at: <https://www.gov.uk/government/publications/guide-to-the-renters-rights-act/guide-to-the-renters-rights-act>

- Three Bedroom Terraced House
- Fully Furnished Interior
- Three Ensuite Bedrooms
- Open Plan Kitchen Diner
- Enclosed Rear Garden
- On Street Parking
- Spacious Interior
- Sought After Uphill Location
- Council Tax Band C
- Energy Rating C

